



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
APRIL 9, 2019**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Adams.

Present: Chair: Adams; Commission Members: Hughes, See, Secord, and Keating; City Administrator Weske; City Planning Consultant Imihy

Absent: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Keating moved to approve the agenda as presented. Commissioner Secord seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the March 12, 2019 Planning Commission Meeting

Commissioner Hughes noted that he was marked both present and absent and requested that be changed to state that he was present.

Commissioner See moved to approve the Consent Agenda with the changes as noted. Commissioner Hughes seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

- A. Public Hearing: Planning Case #2019-06/ Request to Approve an Ordinance Amending Section 5: Planned Unit Development (PUD) District of the City of Long Lake Zoning Ordinance (Applicant: City of Long Lake)

City Planning Consultant Imihy noted that City Clerk Moeller deserves a lot of thanks for the hard work she put into the draft ordinance. The Commission expressed their appreciation to City Clerk Moeller for her assistance.

City Planning Consultant Imihy reviewed the draft ordinance and highlighted the changes proposed to be made to the current language of Section 5. She noted that a majority of the changes are to make the document more easily understood. She explained the one of the

biggest changes proposed would modify Subdivision 2 regarding the requirement of converting to a PUD in the Downtown Village area if the building size or lot area increases.

Commissioner Keating stated that if he looks on the map, he currently sees two PUD parcels. He asked if she was proposing that there be more PUD parcels in the City.

City Planning Consultant Imihy used the map to explain the current requirement for certain areas of the City to become PUD according to their designation in the City's Comprehensive Plan. She stated that the revisions are designed to limit the number of times this needs to happen as well make it a less complicated process. She noted that the current process is extremely complicated and burdensome for the applicant.

Commissioner Keating confirmed that the entire area would not become a PUD.

Chair Adams stated that if he understood correctly, under the old ordinance the dog groomer could double the size of their business, but they would need a PUD to do so - and with the new ordinance they would not. He noted that if they tripled the size of their building and had it attached to a small apartment building, under the new ordinance, they would need a PUD.

City Planning Consultant Imihy responded that Chair Adams understanding was correct. She stated that the draft ordinance is really about being less burdensome to the small businesses and also to serve the intent of having mixed use in the downtown area. She reviewed some of the other general changes in the ordinance document including allowing for building height up to 50 feet with a Conditional Use Permit for PUDs located on the south side of Wayzata Boulevard W.

Chair Adams opened the public hearing at 6:51 p.m.

There being no public comment, Chair Adams closed the public hearing at 6:51 p.m.

Commissioner Keating moved to recommend the City Council approve Planning Case #2019-06 / Request to Approve an Ordinance Amending Section 5: Planned Unit Development (PUD) District of the City of Long Lake Zoning Ordinance (Applicant: City of Long Lake) as presented. Commissioner Hughes seconded. Ayes: all.

B. Planning Case #2019-05/ Request for Review of a Concept Plan for a Planned Unit Development Located at 1798 Martha Lane, 1806 Symes Street, and 1802 Symes Street (Applicant: Charles Cudd Co. LLC)

City Planning Consultant Imihy presented. She noted that this application is under the old PUD ordinance because the changes the Commission just recommended approval of have not gone through the Council yet. She noted that when this first came before the Commission it was for three lots; however, that appears to no longer be an option at this time due to concerns about meeting Metropolitan Council's housing density requirements. She reviewed the 2040 land use map and explained why three lots were not possible in this area. She noted that the 2030 Comprehensive Plan is out of date and the 2040 plan has not yet been accepted by Metropolitan Council, so the City is somewhat in limbo. She stated that this is a bit of a lesson in why Comprehensive Plans are important because they determine what the City is allowed to do. She explained that the updated proposal prepared

by the applicant is for four homes on the properties because it would be more likely meet the density requirements. She stated that the applicant is just looking for comments on the proposed concept plan before they move further into the process.

John Sonnek and Rick Denman of Charles Cudd Company, introduced themselves to the Commission. Mr. Sonnek stated that after receiving a call today from Consultant Imihy he had their draftsman realign the lots so there are 4 lots. He stated that the only thing he sees is that they will have 7 feet to each property line and 14 feet between the units.

Commissioner Secord asked if the homes would be essentially be the same size but have decreased space between the homes.

Mr. Sonnek stated that the overall square footage will end up about the same.

Mr. Denman stated that they are a single family home custom builder and not condominium builders. He stated that he is very happy with the plan to have four homes and assured the Commission that they would make them look good and meet Metropolitan Council's density requirements. He stated that there is a very strong market for this type of villa home.

Commissioner Secord asked for examples of some of the other neighborhoods that Charles Cudd Company has constructed.

Mr. Denman gave examples of villa neighborhoods throughout the Twin Cities and recommended they take a look at their homes in the Medina Country Club area because it is a similar product to what they are planning for this location.

Commissioner Keating asked if there would be 4 docks.

Chair Adams stated that there would be one dock per home. He stated that he assumed the village design guidelines would apply.

Consultant Imihy stated that the village design guidelines would not apply because they are single family homes and not a commercial development. She stated that they will need to follow the building materials established in the PUD language.

The Commission discussed driveway entrances and exits and the accessibility of sewer/water.

OTHER BUSINESS

A. Council Liaison Report

Council member Skjaret gave a brief summary of the Council meeting on March 19, 2019 as reflected in the minutes of the meeting. He gave an overview of the Zvago development and noted that there is some opposition because it involves significant change. He noted that this project, if it moves forward at the proposed site adjacent to the park, would probably involve a TIF request.

The Commission discussed possible uses for this property and the fact that it will need to be large enough to be successful without being too large.

Council member Skjaret gave an overview of discussion at the April 2, 2019 Council meeting as reflected in the minutes. He noted that staff had found a used bucket truck and crane that will help the City perform necessary duties.

Commissioner Secord asked what the status of the Zvago project is right now.

Consultant Imihy stated that she had spoken with Ben Landhauser shortly after the Council meeting and he told her that they were not interested in building in a community that was not excited about them coming here. She stated that she got the impression that they are still interested in doing something in the City, but not with the plans that they had presented since people were not excited about them.

The Commission expressed their frustration that there was so much opposition to this project because it was the best proposal they had seen for that location.

Weske suggested that the Commission members and the public e-mail or contact the Council members to express their opinion.

B. Commission Member Business

Commissioner Keating noted that the Long Lake Fire Department pancake breakfast will be held on April 14, 2019.

C. Staff Business

None.

ADJOURN

Commissioner Keating moved to adjourn the meeting at 7:46 p.m. Commissioner See seconded. Ayes: all.

Respectfully submitted,

Scott Weske
City Administrator